

NEWQUAY PROPERTY CENTRE



A LUXURY AND BEAUTIFULLY MAINTAINED TWO DOUBLE BEDROOM, TWO ENSUITE APARTMENT HIGH UP ON THE HEADLAND OF PENTIRE. WITH STUNNING SEA VIEWS ACROSS TO FISTRAL BEACH. WITH TWO BALCONYS AND ALLOCATED PARKING.



5 Salt Water Apartments, Pentire Avenue,
Newquay, TR7 1UA

Guide Price
£375,000
Leasehold

our ref: CNN8425

01637 875161

IN BRIEF...

- Type: Flat
- Style: Upper Floor Flat
- Age: Modern
- Bedrooms: 2
- Reception rooms: 1
- Bathrooms: 3
- EPC: B
- Council tax band: C
- ALL MAINS SERVICES
- EXCLUSIVE LUXURY 96 SQUARE METRES APARTMENT
- INCREDIBLE SEA VIEWS
- DUAL BALCONY TO FRONT AND REAR
- TWO DOUBLE BEDROOMS
- TWO ENSUITES
- FANTASTIC OPEN PLAN LIVING AREA
- UNDER FLOOR HEATING THROUGHOUT
- ALLOCATED PARKING
- NO ONWARD CHAIN



OWNERSAYS...

“OWNER SAYS: The apartment has been a great investment and has always let incredibly well.”



CONSIDER THIS...

WHAT WE LOVE: This property really defines what we would call a luxury apartment by the sea. It has everything and more that someone would want. On the outskirts of main Newquay whilst still a short walk to town and moments from the beach. The current owner uses the property as a Holiday Let and we believe would perfectly suit this again or would be a wonderful bolt hole in an exclusive part of Newquay.

MOREDETAIL...

VIDEO TOUR AVAILABLE Recently built in the past few years by Stephens & Stephens' and finished to an incredibly high standard throughout is this two-bedroom executive apartment. Positioned with views overlooking the world-renowned headland peninsula as well as far out to sea. From entering the building the quality and attention to detail throughout is excellent, the exterior as well as the interior is incredibly eye catching and modern. Within the building is useful lift or a short walk up the first flight of steps to the first floor where the apartment is positioned.

On entering the apartment there is a great size hallway and this leads through to all the main accommodation. There is an incredibly useful storage cupboard which is lockable and another utility cupboard which houses the main boiler and heating system, within the utility cupboard is also plumbing for the washing machine. There is also a separate W/C accessed via the hallway which beautifully fitted with fully tiled walls in a slate grey effect tile.

There are two bedrooms located at the rear of the property which both access the same balcony. Both are beautiful great sized rooms with useful built-in wardrobes. The first bedroom which is slightly larger has a modern ensuite with double shower, low level W/C and vanity sink unit with plenty of storage under, it also features a touch light, anti-mist mirror. The second bedroom is similar but has a bath with shower over.

The main living space is to the rear of the apartment with windows all framing the beautiful sea views. The kitchen has been very well thought out with natural acrylic stone worktops and maximises the storage throughout with a kitchen island to the centre of this. There are integrated features throughout which include built in sink and drainer, Neff electric oven, Neff electric hob with an inset extractor fan, Neff microwave, Neff fridge freezer and Neff dishwasher. Within the living area there is plenty of space for a dining table and ample living room furniture. There is access from the living area to the balcony which has outside lighting and is enclosed with a glass front.

Throughout the property there is under floor heating beneath the engineered solid wood flooring. Externally the property has its own allocated parking space.

There is a 999-year lease from 2017. The ground rent is £250 per Annum whilst the Service Charge is £2125 per annum. It is also worth noting that all of the furniture is available to purchase by separate negotiation and there is the option for any purchaser to take on the future holiday bookings.

Viewing is highly recommended, and it is being sold with no onward chain.



THELOCATION...

LOCATION: Salt Water Apartments is a contemporary development of luxury, boutique apartments situated in the much sought after Pentire area of Newquay, near to the tip of the Peninsula.

Surrounded on three sides by open water to include the world famous Fistral Beach, the rugged beauty of the Atlantic Ocean and the southern tranquillity of the magical Gannel Estuary, within just a short walk to all.

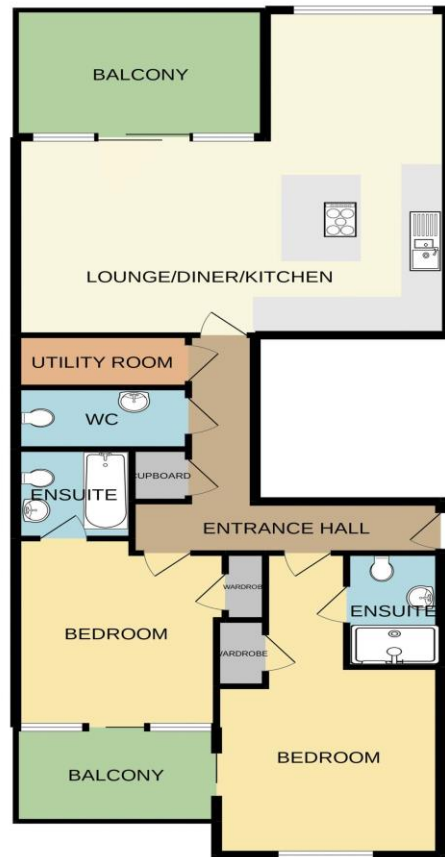
For this reason, Pentire is one of Newquay's most sought-after coastal locations and a firm favourite with locals and holiday makers in equal measure.

Also conveniently situated on the peripherals of the main town centre, within one mile to the shops and amenities.



THE FLOORPLAN...

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE DIMENSIONS...

Entrance Hallway

15' 7" x 3' 7" (4.75m x 1.09m)

Kitchen/living/dining area

23' 3" x 22' 2" (7.08m x 6.75m)

Bedroom One

21' 9" x 12' 1" (6.62m x 3.68m)

En-suite

7' 9" x 4' 8" (2.36m x 1.42m)

Bedroom Two

13' 4" x 10' 7" (4.06m x 3.22m)

Bathroom En-suite

6' 4" x 6' 1" (1.93m x 1.85m)

Separate w.c

9' 0" x 4' 1" (2.74m x 1.24m)

Utility Cupboard

9' 8" x 3' 6" (2.94m x 1.07m)

Allocated Parking Space

MORE INFO...

call: 01637 875 161
email: info@newquaypropertycentre.co.uk
web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.